

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 RIO COURT FERNTREE GULLY VIC 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$810,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Ferntree Gully

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

40 BLACKWOOD PARK ROAD FERNTREE GULLY VIC 3156	\$860,000	13-Mar-25
11 MCIVER STREET FERNTREE GULLY VIC 3156	\$793,000	24-Apr-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

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**40 BLACKWOOD PARK ROAD
FERNTREE GULLY VIC 3156**

 3  1  1

Sold Price **\$860,000** Sold Date **13-Mar-25**

Distance **0.91km**



**11 MCIVER STREET FERNTREE
GULLY VIC 3156**

 3  1  2

Sold Price **\$793,000** Sold Date **24-Apr-25**

Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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